

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		RUSSELL PL, ARLINGTON

## OWNERSHIP

Owner 1:	SUTIONO IRVAN			PRIM
Owner 2:	ALYSSA MILKA			Prim
Owner 3:				Prim
Street 1:	35 RUSSELL PL			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	GARDNER THOMAS J -		
Owner 2:	GARDNER MARIAN A -		
Street 1:	PO BOX 193		
Twn/City:	RICHMOND		
St/Prov:	MA	Cntry	
Postal:	01254		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1921 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	776,200			776,200
Total Card	0.000	776,200			776,200
Total Parcel	0.000	776,200			776,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		404.06	/Parcel: 404.06

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	776,200	0	.		776,200		Year end	12/23/2021
2021	102	FV	762,600	0	.		762,600		Year End Roll	12/10/2020
2020	102	FV	749,000	0	.		749,000	749,000	Year End Roll	12/18/2019
2019	102	FV	705,700	0	.		705,700	705,700	Year End Roll	1/3/2019
2018	102	FV	641,800	0	.		641,800	641,800	Year End Roll	12/20/2017
2017	102	FV	575,200	0	.		575,200	575,200	Year End Roll	1/3/2017
2016	102	FV	575,200	0	.		575,200	575,200	Year End	1/4/2016
2015	102	FV	551,000	0	.		551,000	551,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible][illegible]

Parcel LUC: 102	Condo	Prime NB Desc CONDO	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt:	2003
Alt LUC:	
Jurisdic	G5
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.926000118
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 2		HB		1			

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.8 %

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.81233734
Const Adj.:	1.04469740
Adj \$ / SQ:	212.162
Other Features:	57172
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	815377
Depreciation:	39138
Depreciated Total:	776239

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	6	2	
<b>Totals</b>				
	1	6	2	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 050.A-0001-0035.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,921	212.160	407,561
Net Sketched Area:		1,921	Total:	407,561
Size Ad	1921	Gross Area	1921	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
63						
63						
21						

## IMAGE

**AssessPro** Patriot Properties, Inc

